

# Guild Living at Epsom

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**Design Changes from Refused App. 19/01722/FUL**

April 2021

marchesepartners



GUILD LIVING





# Design Change from Refused App. 19/01722/FUL

## 1.1 Height & Massing



Previous Application Masterplan - 19/01772/FUL



- m** Building height in meters
- m** Dimension in meters

- Building A Dimensions
- Building B Dimensions
- Site boundary

Revised Application Masterplan - 19/01772/FUL



- Overall building heights revised to ensure the proposed building heights are below the height of the hospital building. 6m reduction to tall elements the equivalent to 2 storeys.
  - Height of proposed building facing Woodcote Green Road revised and set back to improve against impact on local character, townscape and amenity. Height of building elements to Building A(west) fronting the south-western boundary edge to No.40 have been reduced by 5m & 2m.
- Floor to Floor height reduced from 3.3m to 3.15m to all typical apartment levels, whilst maintaining finish floor to ceiling height of 2.55m allow for all proposed building elements to be reduced in height.





View 3: Existing

View from within the Chalk Lane Conservation Area, a nationally designated heritage asset looking towards its wider setting to the west. The mature trees, vegetation and low-level pitched roofs, contribute to the semi-rural atmosphere of the area, however, this view is not identified in the Conservation Area Appraisal and it is considered that the Conservation Area's significance is not best represented, in this particular view.

Sensitivity: Medium



4119\_1204 version 201216  
Guild Living Epsom [planning] | Chalk Lane Conservation Area - comparison

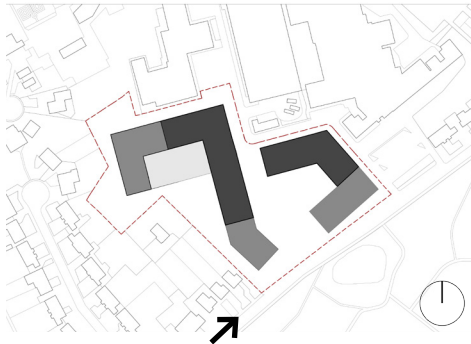


1.1 Height & Massing

View 11: Existing

View looking north-east along Woodcote Green Road with residential properties, garden and paraphernalia on the left-hand side beyond which lies the four-storey red brick buildings and tall chimney currently on the site. To the right-hand side is the Woodcote Millennium Green with many mature trees. It is an undesignated, incidental view which would usually be experienced in motion. The view is of low amenity value lacking elements of visual interest and attractive or notable compositional qualities.

Sensitivity: Low



4119\_2104 version 201216  
Guild Living Epsom [planning] | Woodcote Green Road | East - comparison

Current Massing

Previous Planning  
Submission

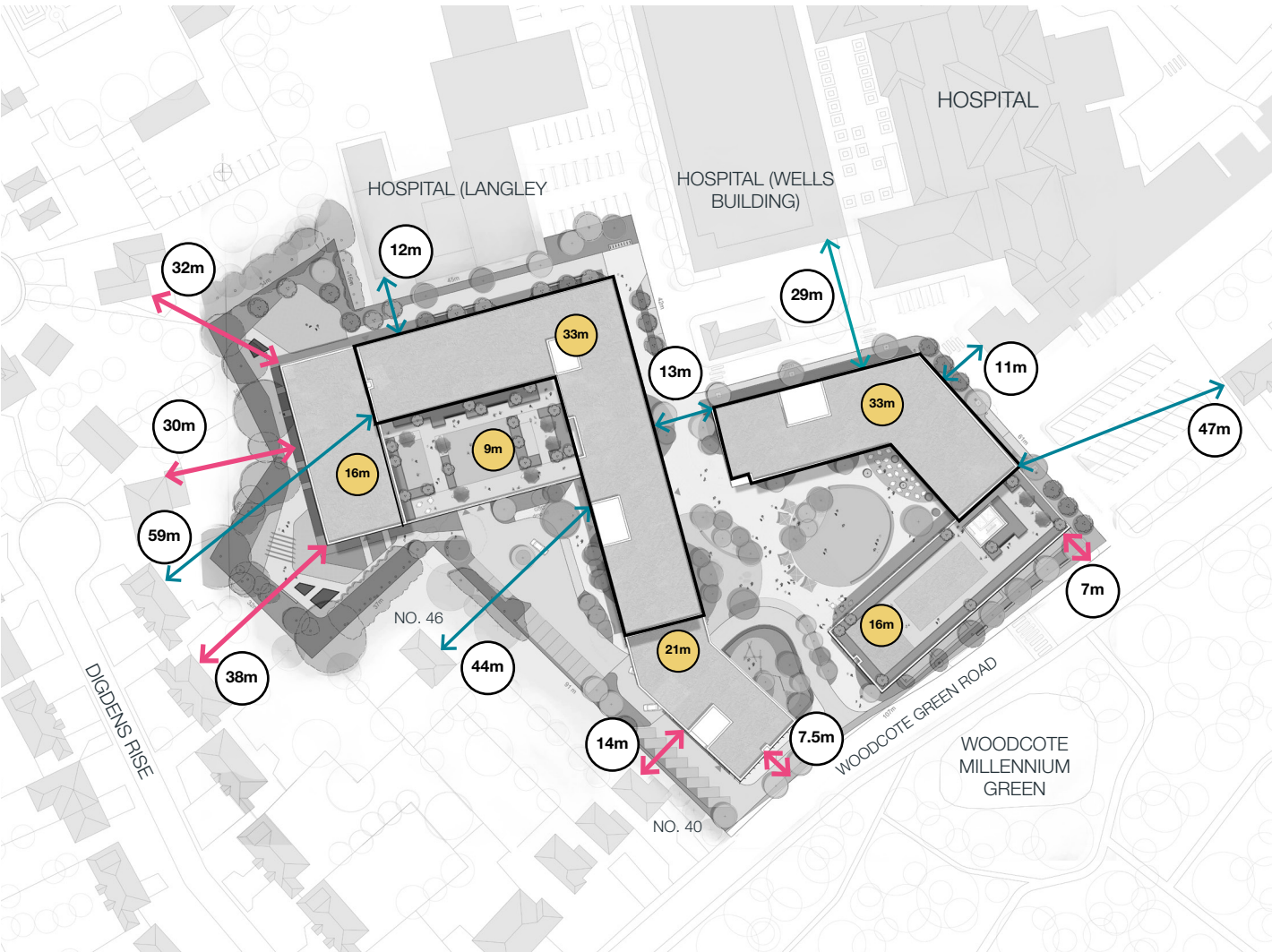


# Design Change from Refused App. 19/01722/FUL

## 1.2 Setbacks Facing Distances

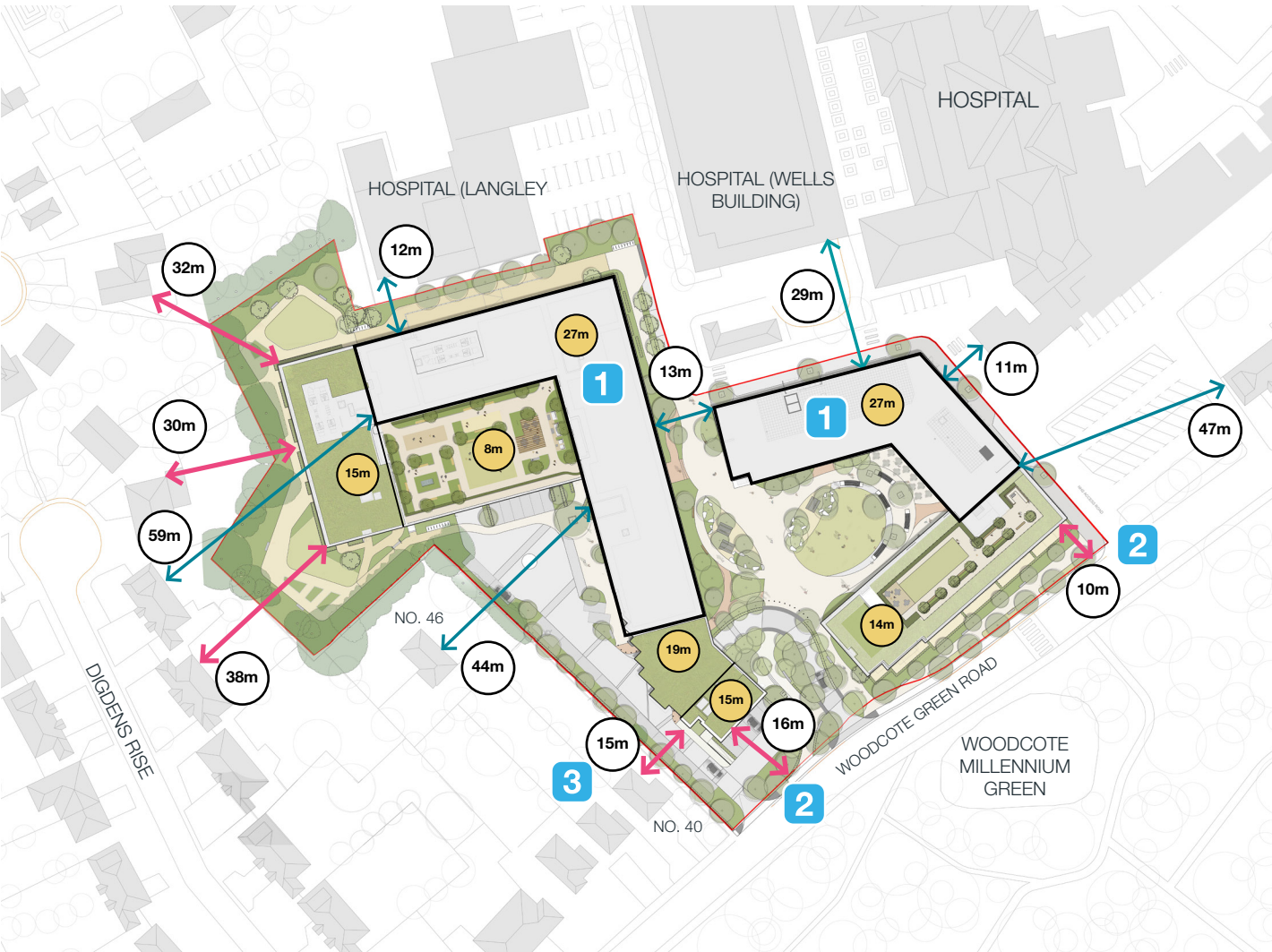


Previous Application Masterplan - 19/01772/FUL



- Building height in meters
- Distance in meters
- Distance to neighbouring building from lower massing
- Distance to neighbouring buildings from taller massing
- Site boundary

Revised Application Masterplan - 21/00252/FUL



- 1** Overall building heights revised to ensure the proposed building heights are below the height of the hospital building. 6m reduction to tall elements the equivalent to 2 storeys.
- 2** In addition to a reduction in height, building elements fronting Woodcote Green Road are further set back from the site boundary (16m Building A - west and 10m Building B - east) to improve against impact on local character, townscape and amenity.
- 3** Facing distance to No.40 increased.

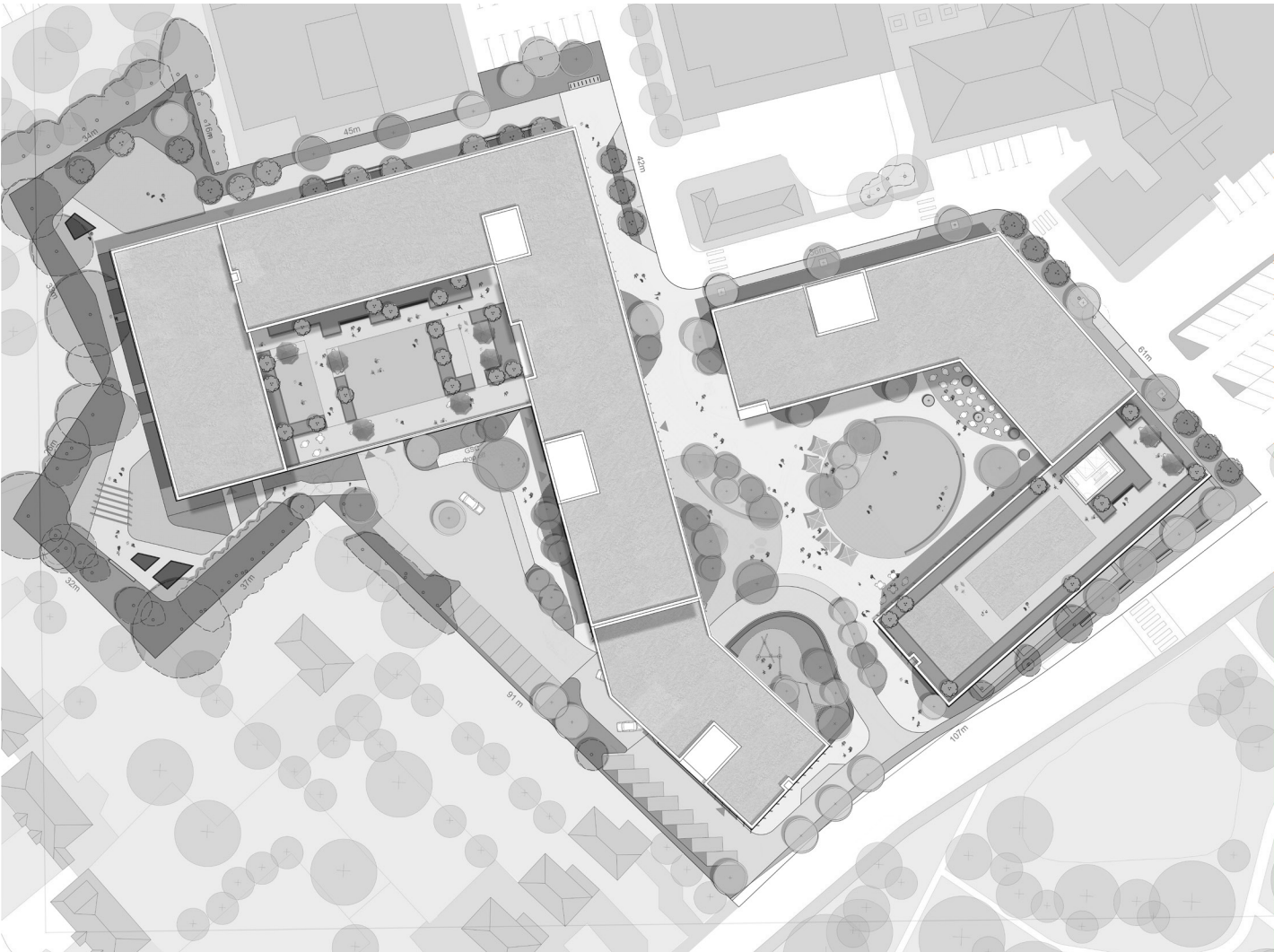


# Design Change from Refused App. 19/01722/FUL

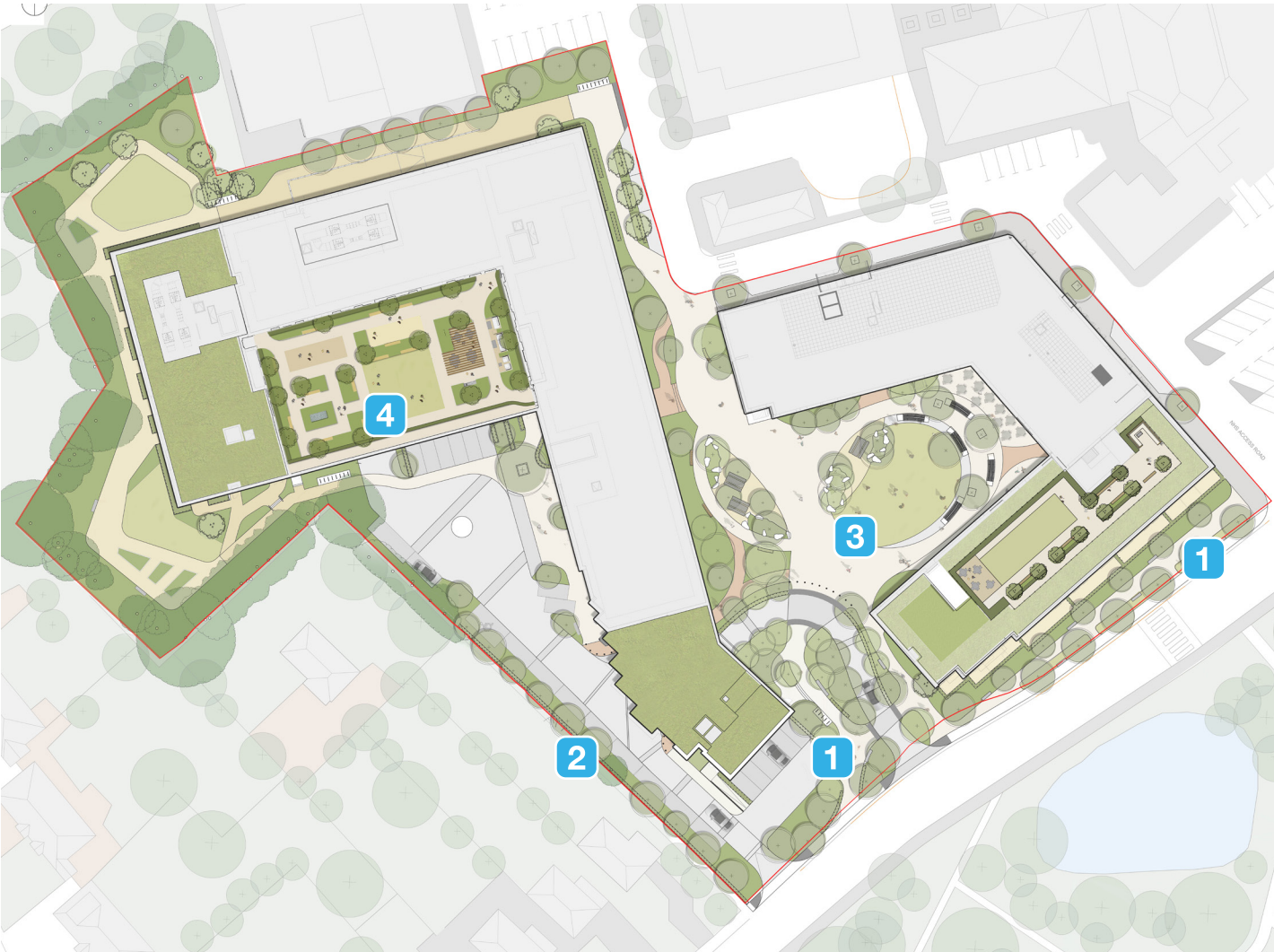
## 1.3 Landscape



Previous Application Masterplan - 19/01772/FUL



Revised Application Masterplan - 21/00252/FUL



### Key Changes

- 1** Building element setback have allowed for increased to landscaping to Woodcote Green Road frontage improving against impact on local character, townscape and amenity.
- 2** Parking design revised to increase landscaping to South-Western Boundary reducing impact on No.40 amenity.
- 3** Landscape Plaza redesigned allowing for building setbacks to Woodcote Green Road.
- 4** Sensory garden hedging/screening balustrade, setback 1.5m from edge of building.

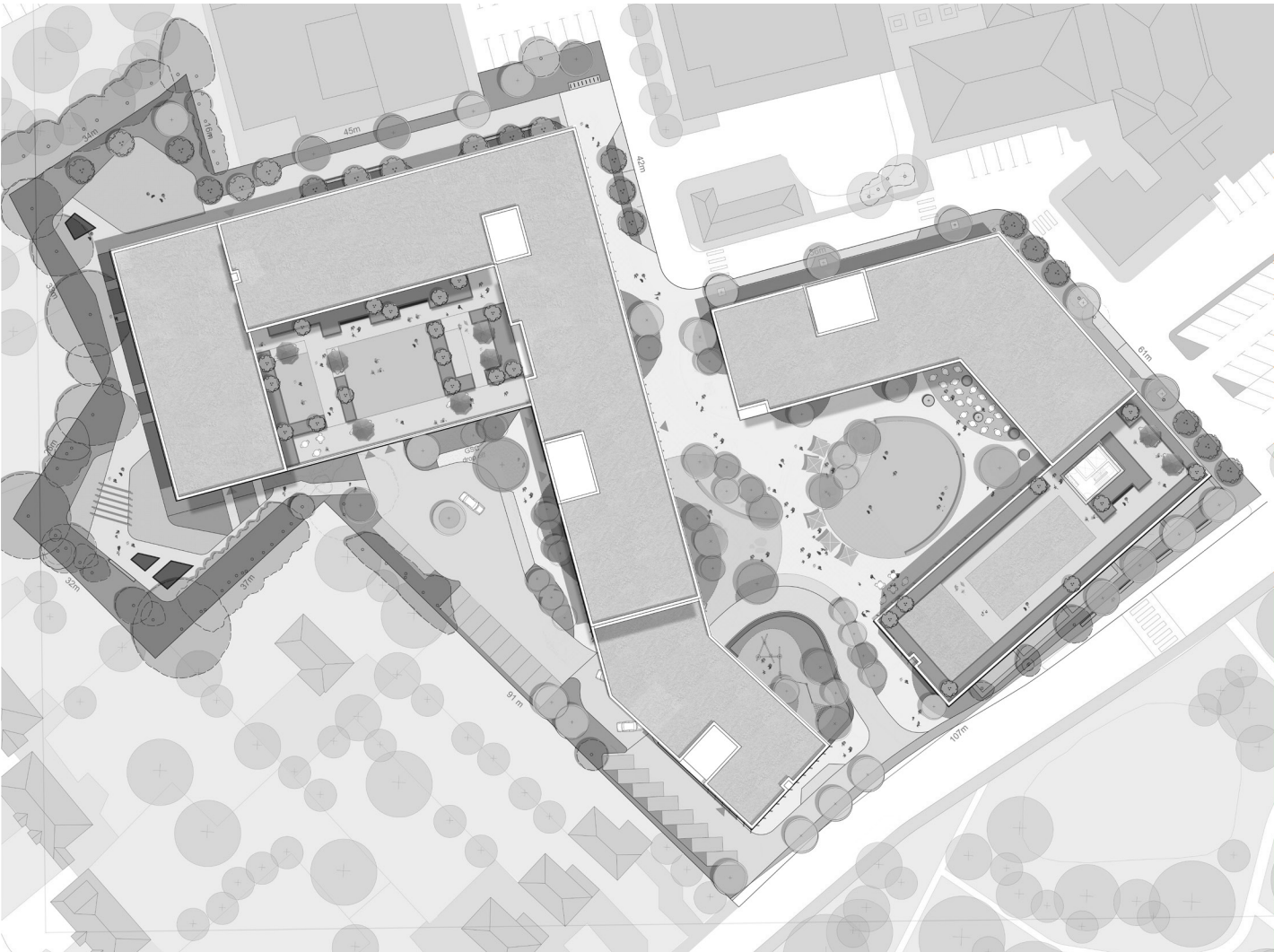


# Design Change from Refused App. 19/01722/FUL

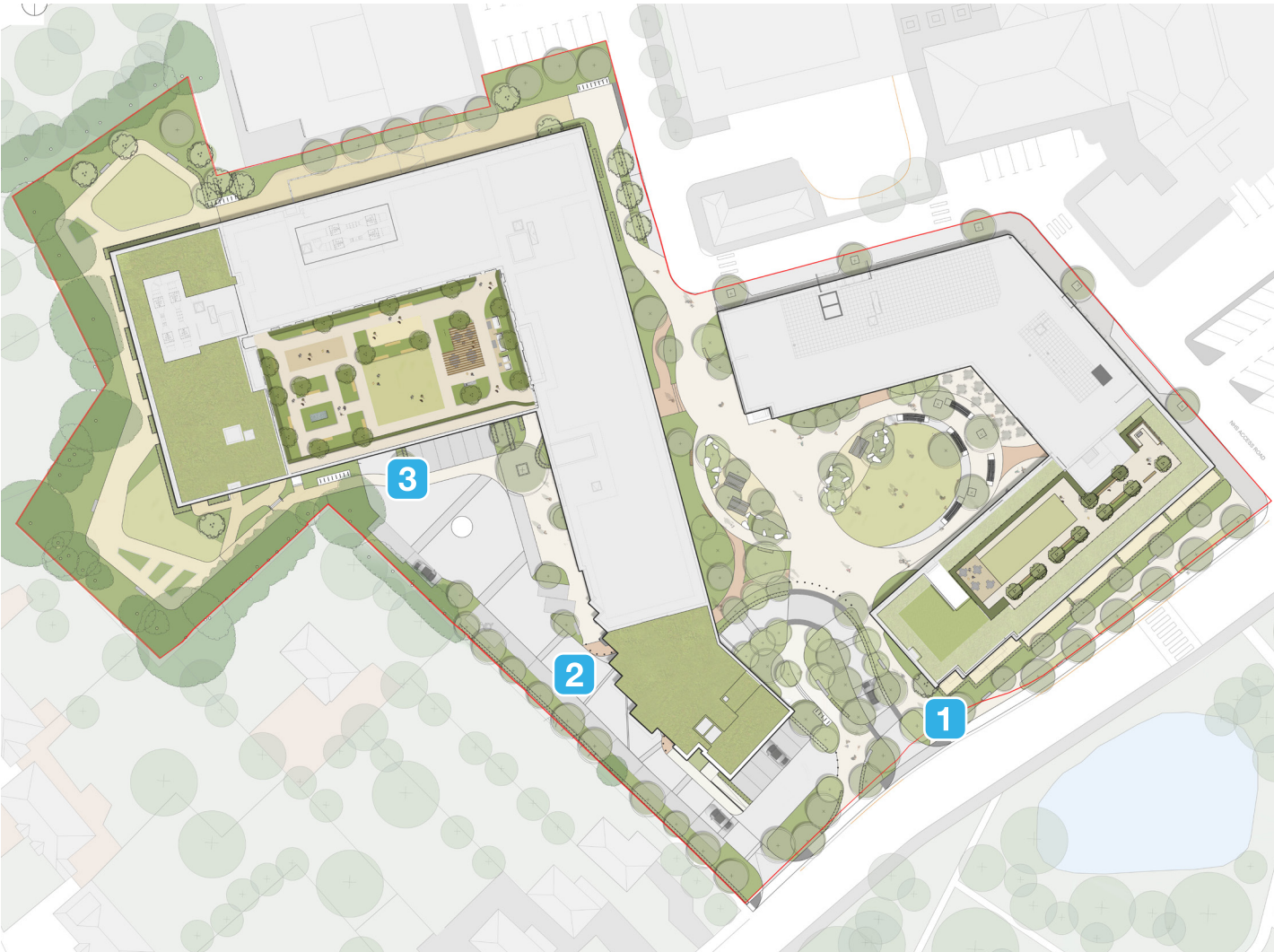
## 1.4 Facade



Previous Application Masterplan - 19/01772/FUL



Revised Application Masterplan - 21/00252/FUL



### Key Changes

- 1** Building B(east) facade design stepped (at south-western corner) to improve articulation of building element at the corner and providing opportunity for increased landscaping to Woodcote Green Road.
- 2** Facade stepped and apartment windows reorientated to mitigate overlooking and amenity impact to No.40 along South-Western Boundary.
- 3** Design of carpark entrance facade revised to accord with design officer comments from previous application.



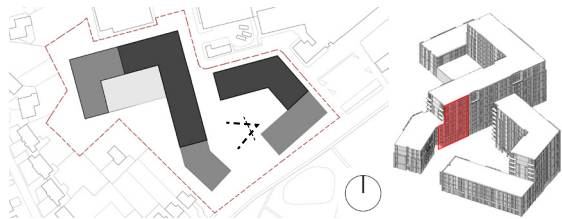
# Design Change from Refused App. 19/01722/FUL

## 1.4 Facade

Previous Application 3D Bay Study - 19/01772/FUL



Revised Application 3D Bay Study - 21/00252/FUL



### Key Changes

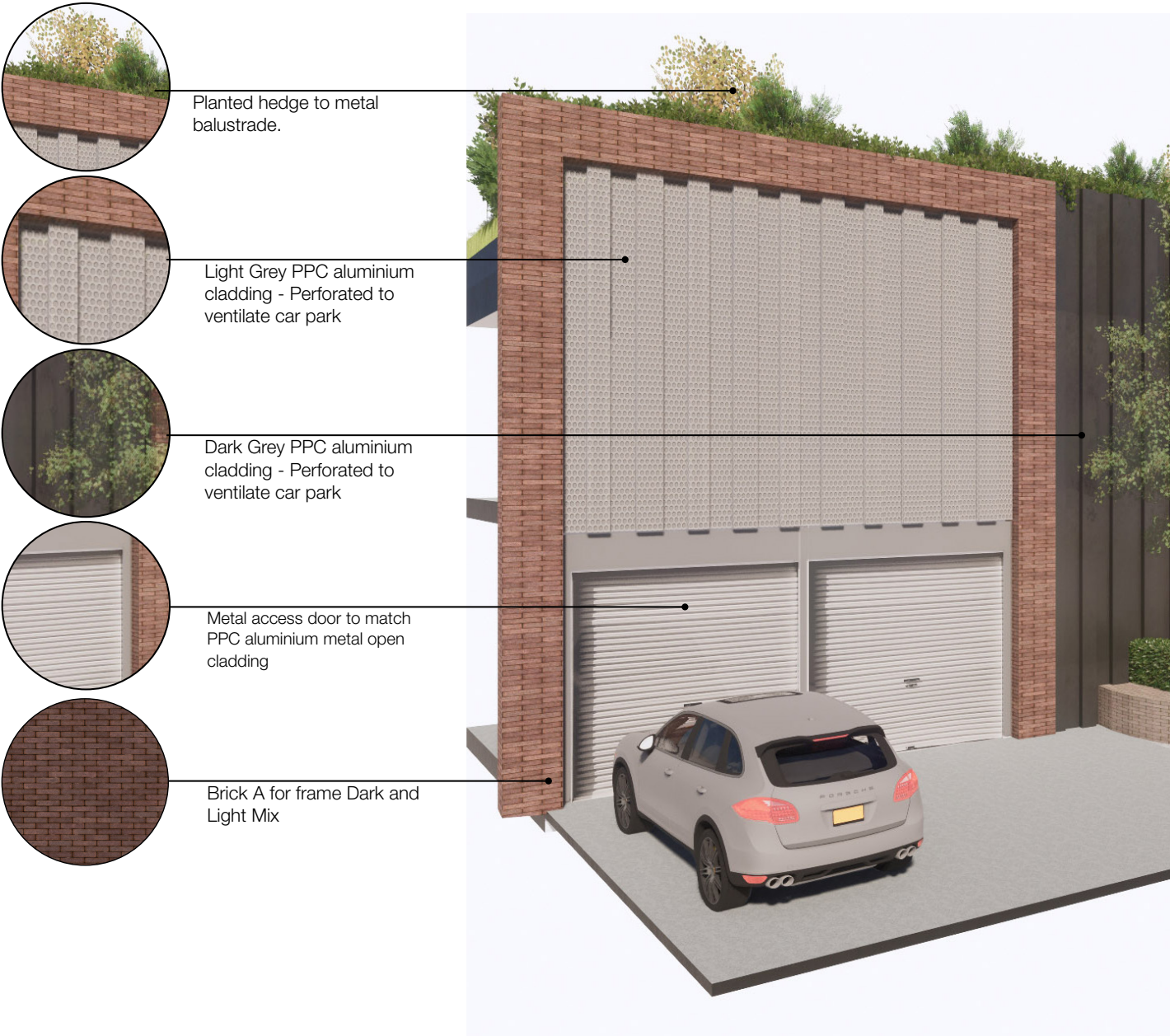
- 1 Dark Grey PPC aluminium cladding replaced with lighter Bronze colour.
- 2 PPC aluminium cladding reduced



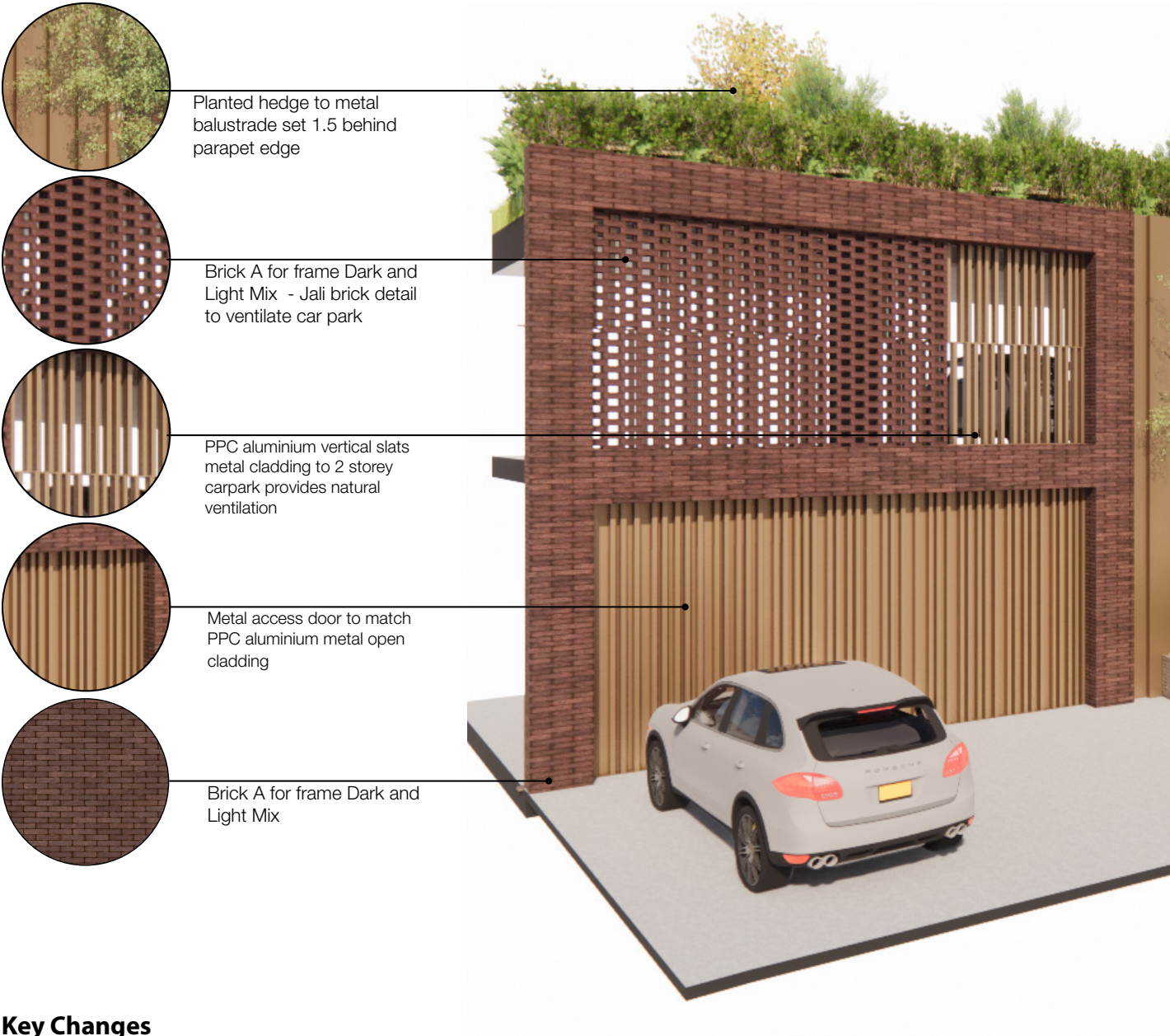
# Design Change from Refused App. 19/01722/FUL

## 1.4 Facade

Previous Application Carpark Facade - 19/01772/FUL



Revised Application Carpark Facade - 21/00252/FUL



### Key Changes

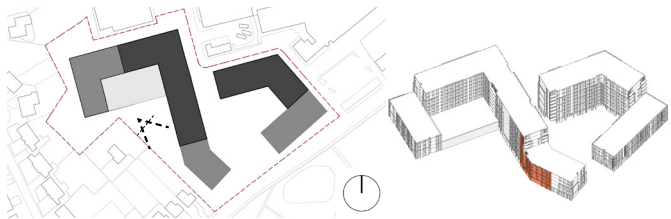
- 1 Carpark entrance facade revised to accord with design officer comments.



# Design Change from Refused App. 19/01722/FUL

## 1.4 Facade

### Bay-Studies - Building A West Elevation 3D

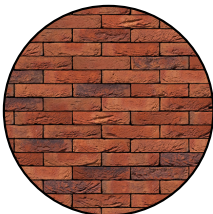


#### Key Changes

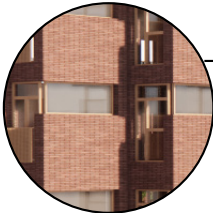
1 The orientation and placement of the west facing windows of the proposed apartments adjacent to numbers 40 and 46 Woodcote Green Road have been adjusted to avoid overlooking and privacy impacts. The windows to these units are either oriented towards the north and south or are high level windows to avoid direct overlooking to the west.



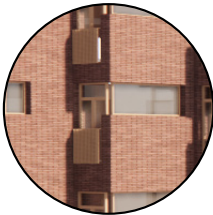
Bronze PPC aluminium juliet balcony balustrade with planter box



Brickwork A for staggered step facade design 30% Dark Mix 70% Light Mix



Clerestory windows to apartments optimise daylight and mitigate overlooking



Vertical full height windows designed to face away from neighbouring properties allow views out from apartments and mitigate overlooking.



No.40 & 46 plots

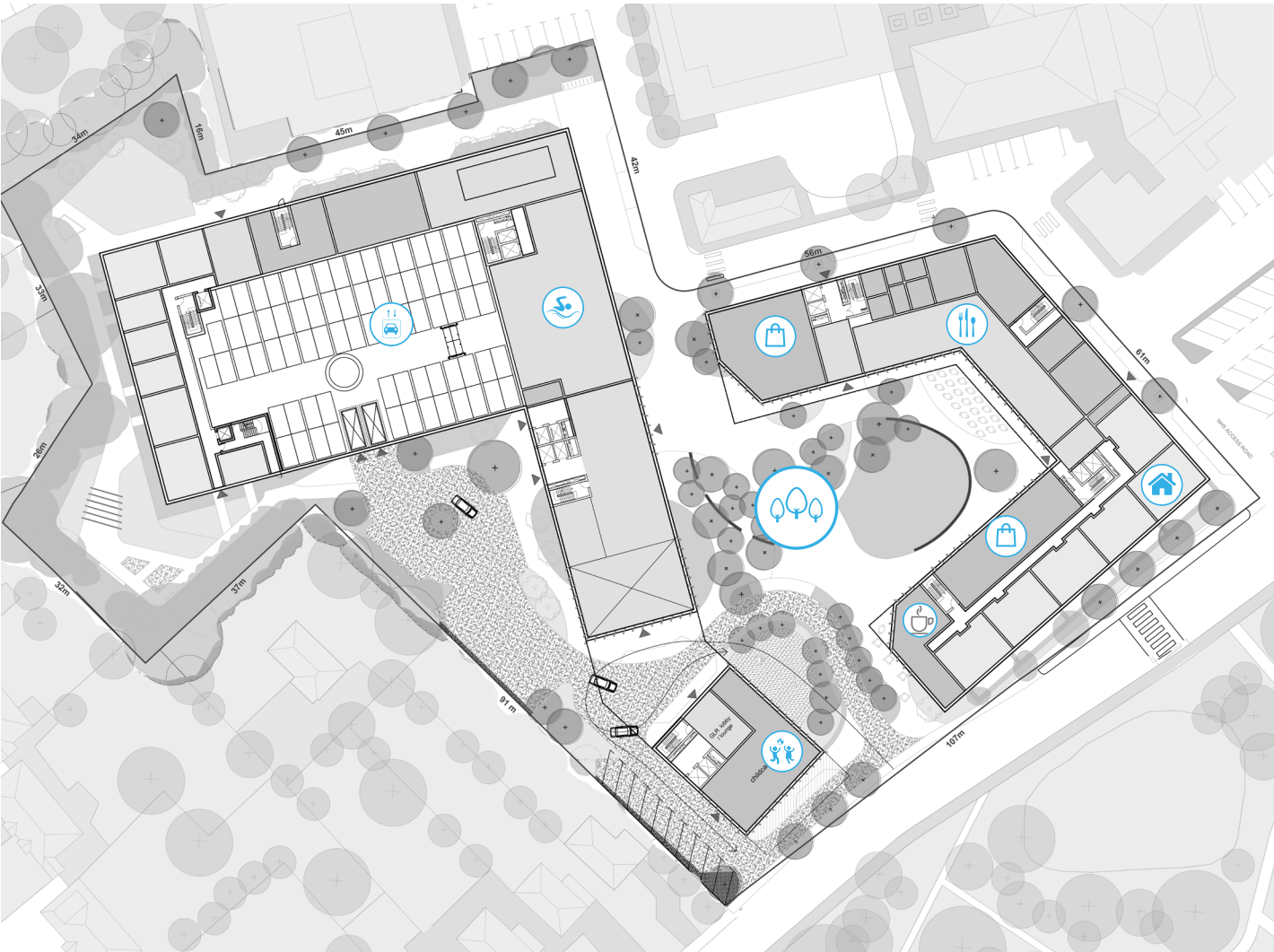
3D Bay Study



# Design Change from Refused App. 19/01722/FUL

## 1.5 Layout

Previous Application Ground Floor - 19/01772/FUL



Revised Application Ground Floor - 21/00252/FUL



### Key Changes

- 1** Nursery moved to Building B(east) – replacing retail following setback redesign of Building A(west), play area relocated and incorporated into the landscape design of the central plaza.
- 2** Building A(west) small retail replaces nursery.
- 3** Building B(east) corner retail café replaced with apartment.
- 4** Building A(west) internal carpark layout revised.



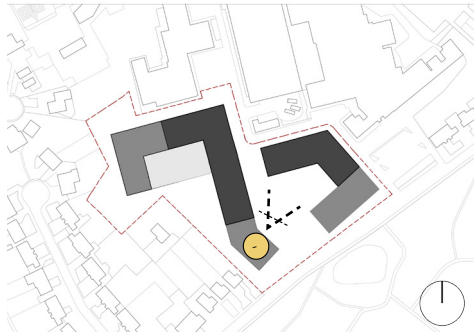
# Design Change from Refused App. 19/01722/FUL

## 1.6 Appearance

Previous Application View 1 - 19/01772/FUL



Revised Application View 1 - 21/00252/FUL



### Key Changes

- 1 Building height reduced by 6m (equivalent to 2 storeys).
- 2 Building elements fronting Woodcote Green Road reduced in height (by 5m & 2m) and setback.
- 3 Colour of metal cladding changed from Dark Grey to lighter Bronze.
- 4 Increased landscape features to Woodcote Green Road frontage.

View 1 - Aerial view looking East into the public landscaped plaza



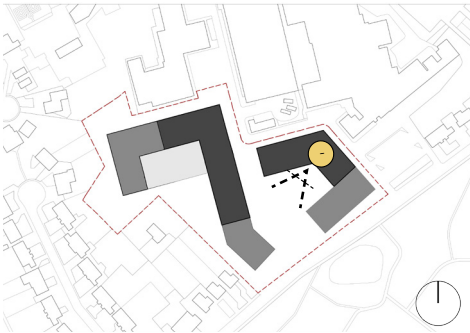
# Design Change from Refused App. 19/01722/FUL

## 1.6 Design

Previous Application View 2 - 19/01772/FUL



Revised Application View 2 - 21/00252/FUL



### Key Changes

- 1 Building height reduced by 6m (equivalent to 2 storeys).
- 2 Building elements fronting Woodcote Green Road reduced in height (by 5m & 2m) and setback.
- 3 Colour of metal cladding changed from Dark Grey to lighter Bronze.
- 4 Increased landscape features to Woodcote Green Road frontage.

View 2 - Aerial view looking West into the public landscaped plaza



# Design Change from Refused App. 19/01722/FUL

## 1.6 Design

Previous Application View 3 - 19/01772/FUL



Revised Application View 3 - 21/00252/FUL



### Key Changes

- 1** Building elements fronting Woodcote Green Road reduced in height (by 5m & 2m) and setback.
- 2** Colour of metal cladding changed from Dark Grey to lighter Bronze.
- 3** Increased landscape features to Woodcote Green Road frontage.
- 4** Size of landscape plaza reduced as a result of building elements being setback from Woodcote Green Road.

View 3 - Looking South from the proposed public landscaped plaza



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